

Before the Board of Zoning Adjustment, D. C.

Application No. 12073, of Carl and Elizabeth Richmond, pursuant to Sub-section 8207.1 and 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.410 to permit a chancery and for a variance from the accessibility requirements for parking spaces (Sub-section 7206.5) or in the alternative a special exception under Sub-section 7205.3 to locate accessory parking spaces off the lot in the R-5-C District at the premises 1810 Connecticut Avenue, N. W., (Square 2532, Lot 31).

HEARING DATE: November 19, 1975, January 21, 1976

DECISION DATE: February 11, 1976

FINDINGS OF FACT:

1. The property is located in an R-5-C District.
2. The subject property is developed with a structure which is currently vacant. It has been vacant since a fire in 1968. Prior to that time, the building was used as a rooming house with 25 rooms. The building contains 7,590 square feet of gross floor area.
3. The proposed use is as a chancery for the Saudi Arabian Military Attache, to house up to 12 people. The Chancery Act requires one (1) parking space for each 1200 square feet of gross floor area, or six (6) spaces for the building.
4. The applicant stated that there will be no exterior alteration to the building.
5. The area of the lot is 5,304 square feet. The building currently occupies 1,980 square feet.
6. There is a side yard on the south side of the building which is approximately 11 feet wide. Access to that side yard must be from Bancroft Place through the rear yard, as the Department of Transportation will not allow a curb cut on Connecticut Avenue.

subject to the following condition:

1. Six (6) parking spaces should be provided in accordance with the applicants proposed plan II, a copy of which is attached hereto.

VOTE: 3-2 (Dr. Lewis, Mr. McIntosh and Mr. Harps to grant, Lilla Burt Cummings, Esq., and Mr. McCants to deny).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: Steven E. Sher
STEVEN E. SHER
ACTING SECRETARY TO THE BOARD

FINAL DATE OF ORDER: **MAR 4 1976**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

7. At the public hearing on January 21, 1976, the applicant submitted four proposed plans to accommodate the six (6) required parking spaces. Plan I located three (3) spaces along Bancroft Place, one (1) behind the building in the rear yard and two (2) in the side yard. Plan II locates one (1) parking space between the building restriction line and the street line along the side of the building on Bancroft Place, four (4) spaces along Bancroft Place at the rear of the building and one (1) in the rear yard of the building. Plan III proposed three (3) parking spaces with lifts to accomodate two (2) cars each. Plan IV would be to locate three spaces in the garage of the Universal Building.

8. The Kalorama Citizens Association and the North Dupont Community Association both opposed the application primarily on the grounds it was taking needed housing from the city.

9. The Sheridan Kalorama Neighborhood Council requested that because of the designation of the Kalorama area as a historic district, a condition be placed in the order requiring that no changes be made in the exterior of the building.

10. There was additional opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the size of the Chancery operation will not be objectionable because of noise, traffic or the number of people employed. The Board concludes that the architectural design of all structures will be compatible with the neighborhood, as no exterior changes are proposed. The Board concludes that only 6 parking spaces are required by the Chancery Act, and they will be adequate to serve the building. The Board concludes that the location of the building, the inability to gain access from Connecticut Avenue and the size of the lot are sufficient to provide a practical difficulty to sustain the burden of granting an area variance. It is therefore ordered that this application be GRANTED